

# Woodland Neighborhood Business District Schematic Plan

## Progress Report after Public Meeting #2

Prepared for the City of Duluth

By the Consultant Team of

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December 20, 2004

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This report presents information regarding the progress of the Woodland Business District Schematic Plan project through the second public meeting held December 14, 2004. Included in the document are materials presented at the first public meeting and comments generated at that session.

It should be noted that comments on the three design alternatives are still being received from the public through December 31. The report will be updated at that time.

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## Planning Process Overview

This planning process began with a request by several Woodland business owners who asked the City Planning Department to develop a redevelopment plan for the district in order to provide a common framework for their anticipated private investments. The City agreed to undertake the request. Initially, the project was to be undertaken by City staff working with the Neighbor District 8 planning committee. Later it was determined that it would be best to have a private consultant conduct the project.

In general terms the project is intended to investigate ways to strengthen the Woodland neighborhood through improvements to the Woodland business district. As stated in the request for proposals issued by the City, the purpose of this project is *to optimize public and private investment in the project area* for the following desired outcomes:

- General consumer retail goods and services for the convenience of the Woodland neighborhood and beyond.
- Return on investment and additional tax base.
- Strengthened Woodland neighborhood identity.
- Easy pedestrian movement throughout core commercial area in all seasons.
- Upgrade condition of, and ease of maintenance for, utilities, streets, traffic patterns and other public infrastructure.

The general time line for the project is shown in the following table.

<b>Woodland Business District Schematic Plan Time Line</b>		
<b>History &amp; Research</b>	<ul style="list-style-type: none"><li>• Background research.</li><li>• Interviews.</li><li>• Produce project map(s).</li><li>• Public Meeting #1 – critique of base information / ideas for future redevelopment.</li></ul>	October – November 2004
<b>Design</b>	<ul style="list-style-type: none"><li>• Develop three alternatives for future district design.</li><li>• Public Meeting #2 – present alternatives / gain comments and critique from public.</li></ul>	November – December 2004
<b>Schematic Design</b>	<ul style="list-style-type: none"><li>• Develop recommended design</li><li>• Prepare cost estimates for public improvements.</li><li>• Identify public and private actions required to implement design.</li><li>• Public Meeting #3 – present design to public.</li></ul>	January 2005
<b>Report &amp; Poster</b>	<ul style="list-style-type: none"><li>• Prepare report presenting design and supporting information.</li><li>• Produce poster that presents plan for general public distribution.</li><li>• Present plan to Planning Commission and, if required, City Council.</li></ul>	January 2005

This plan is not intended to have formal City Council adoption as a City document. The City Planning Commission will receive the document as informational and other City departments will be made aware of it as well. It is expected that the plan will be consistent with the soon-to-be-developed citywide comprehensive plan.

The value of the plan to the private and public sectors is:

- The plan identifies the desired future condition of the business district, which offers predictability and assurance to private investors (existing land and business owners as well as new investors to the area) regarding the type and extent of private development that would be acceptable within the district and the type and extent of public improvements that would be supported there.
- The plan informs the City regarding the type and extent of public improvements needed within the district and the timing of their of their undertaking relative to private sector development.

## **Public Meeting #1**

The following material was distributed or generated by the first public meeting held November 16, 2004 at the Woodland Community Center. Approximately 70 people attended the session.

### **Agenda**

#### **Welcome and Introductions**

Denny Moran and Kevin Skwira-Brown: Neighborhood District 8 Committee Co-Chairs

#### **Background Review**

Presentation of information and insights about the business district.

Question & Answer session.

#### **Ideas for the Future**

Working in small groups, participants will discuss and sketch out possible ideas for future of the district. Groups report their results to the main body.

#### **Public Meeting #2**

Tuesday, December 14, 2004 at the Woodland Community Center

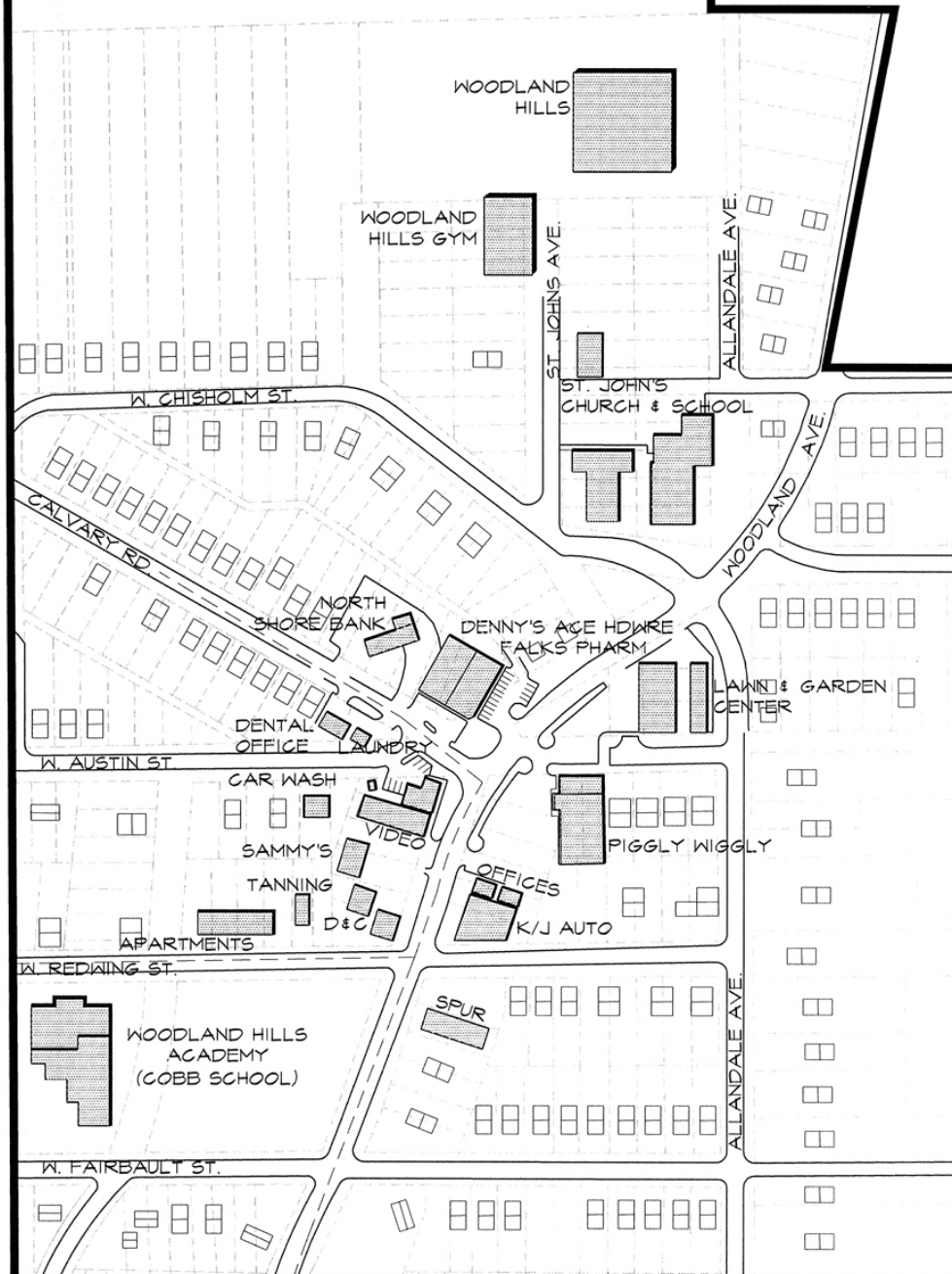
Consultant Team will present three conceptual sketches of possible future business district.

Residents and businesses will critique the concepts.

Identify key elements for preparation of recommended schematic plan.

#### **Adjourn**

**Woodland Neighborhood  
Business District  
Schematic Plan Project  
Area**



## **Background**

Project is in response to requests from business owners wishing to make new investments in the Woodland Neighborhood Business District.

Project purpose is to optimize public and private investment in the project area for the following general desired outcomes:

- General consumer retail and services for convenience of neighborhood.
- Return on investment and enhance tax base.
- Strengthen neighborhood identity.
- Easy pedestrian movement.
- Upgrade condition and ease of maintenance of public infrastructure.

## **Neighborhood District 8 Vision statement**

Sustain existing commercial development and encourage expansion of this development.

Use the historical “turn around” as the identity for the commercial area.

## **Draft Neighborhood District 8 Housing Plan**

“We view the commercial areas within the district as a vital community asset.”

Higher densities immediately surrounding commercial nodes.

Support the limited expansion of such commercial districts into undeveloped land immediately adjacent.

## **The Woodland Neighborhood**

Clearly recognized sense of place, of neighborhood identity, established by geography, limited access, location on the edge of Duluth, a core “small town feeling” business district, and “end of the line” status from the trolley car days.

Population review [see handout for details].

- Core Woodland neighborhood, adjacent Hunters Park and Pleasantview all lost population between 1990 and 2000.
- Adjacent area of Rice Lake and Lakewood townships gained population.
- Average household size in Woodland is greater than City average and did not decline quite so much in past decade.
- Neighborhood may be on point of “turning over” in terms of age mix.

Changes: current and potential

- Vassar Street residential development
- New mobile home park along Arnold Road
- 27-unit apartment building on Howard Gnesen
- Hartley Estates development
- Rental unit development within Woodland business district

## **The Woodland Neighborhood Business District**

It is a neighborhood business district – primary service area is Woodland neighborhood plus portions of Rice Lake and Lakewood townships. There is nothing to suggest that this district, as a whole, will develop into a “destination” district – geography, transportation networks, and overall market forces dictate that it will sustain itself as a neighborhood business district.

Major attributes: convenience, accessibility, compactness, longevity.

Analysis [see handouts for details].

- Woodland district has increased its share of total Duluth retail sales over the past 10 years.
- Woodland's monthly sales reflect a neighborhood type of business district.
- Of 22 businesses, 16 primarily serve the neighborhood; 4 rely more upon broader geographic areas; and 2 (the restaurants) are mixed.

### **Two Institutions and a Park**

Woodland Hills: long-time presence; expanding; owns former Cobb School and runs it as Woodland Hills Academy on year-round basis (school is required by agreement with ISD 709 for WH clients); owns 140 acres with potential for development.

St. Johns church and school: long-time presence; both church and school stable; active.

Cobb playground: transferred in 1997 from school district to City for "the public purpose of neighborhood park and recreation."

### **Issues, Opportunities and Questions: Things to Consider**

#### Business District

- It is what it is" – hasn't changed and not much change expected.
- Actually there has been lots of change over the years but always within context of serving the neighborhood – former stores include shoe store, other grocery stores and bakery, pet store, other restaurants, former convenience store, craft shop, etc.
- 100% occupied – no vacant space for new businesses; vacant spaces fill almost immediately.
- All businesses want to stay in the district. All businesses seem to be doing well. At least 8 would like to expand.
- Locally owned operations; many owners or managers live in or near the neighborhood.
- Like a pair of old shoes, it's comfortable but well worn – most buildings are old, ill-suited for current use, and in need of replacement.
- Public infrastructure (sidewalks, plantings, bus stop shelter) has seriously deteriorated and looks shabby.
- 14 of 22 businesses own their own building; but largest and most central parcel (Piggly Wiggly store and parking lot, Liquor Store, Farmers Insurance/True Colors Tattoos) is owned by a single owner who leases to businesses. And this land is for sale.
- Businesses tend to cooperate well – example: there is no dedicated alley or public driveway between Sammy's, Movies Plus, Car Wash, and back of Nam Lee's – this is all separately owned parcels but owners have agreed to accommodate each other's needs.
- K/J Auto needs secure space for its impounded vehicles and for vehicles it is servicing.
- Denny's would like to consolidate its hardware and lawn/garden operations into one store.
- Everyone says retaining The Pigs is key. What happens if Piggly Wiggly closes?
- Parking spaces are poorly distributed – lots on east side but not enough on west side of Woodland; several businesses cannot expand due to lack of on-site parking.

#### Traffic flow / pedestrian travel

- Intersections of concern: Woodland and Anoka, Owatonna, Hubbell, and West Chisholm.
- Lack of sidewalk on west side of Woodland from Anoka to Hartley Field.
- Effective lack of sidewalk on Woodland from West Chisholm to business district during winter.
- Insufficient parking for St. Johns and Woodland Hills.

- Inadequate space for safely loading/unloading students at St. Johns.
- Only controlled crossing of Woodland is at Calvary; safely crossing it elsewhere is an issue.
- Dirt portion of Allendale Avenue could be paved.
- No sidewalk on West Austin leading into the district.
- Woodland Avenue / Calvary Road is slated for resurfacing within near future.

#### Utilities

- Most major underground utilities were rebuilt in the 1970s; should have years of life left in them.
- No significant, recurring problems have been reported.

#### Miscellaneous

- No near future plans for a medical clinic.
- There are people considering new businesses for the area if there was space for them.
- High demand for the few rental residential units within the district.
- Folks miss having a gathering spot – breakfast, coffee; some see need for an outdoor gathering location, provide focus to area.

### **Population Review**

The review presents population figures for three different geographic areas involving the Woodland neighborhood:

- Neighborhood District 8: Woodland “core neighborhood” + Hunters Park.
- Census Tract 1: Woodland “core neighborhood” + Pleasantview
- Woodland Neighborhood: Woodland “core neighborhood”

<b>Duluth, Neighborhood District 8 and Township Population, 1990 and 2000</b>			
<b>Area</b>	<b>1990</b>	<b>2000</b>	<b>% Change</b>
City of Duluth	85,493	86,918	2.0%
Planning District 8	7,006	6,837	-2.4%
Rice Lake Township	3,383	4,139	6.6%
Lakewood Township	1,799	2,013	11.9%

<b>Under 18 and Over 65 Age Population, City of Duluth and Neighborhood District 8, 1990 and 2000</b>			
	<b>1990</b>	<b>2000</b>	<b>% Change</b>
Under Age 18			
City of Duluth	19,499	18,521	-5%
Neighborhood District 8	1,933	1,884	-2%
Age 65 & Over			
City of Duluth	14,601	13,147	-10.0%
Neighborhood District 8	866	903	1.9%

<b>Census Tract 1 Population, Housing Units, and Population / Household, 1990 and 2000</b>			
	<b>1990</b>	<b>2000</b>	<b>% Change</b>
Population	4,450	4,436	-3.1%
Housing Units	1,684	1,729	2.7%
Population / Household	2.64	2.57	-2.7%

<b>Woodland Neighborhood Population and Household Information, 1990 and 2000</b>			
	<b>1990</b>	<b>2000</b>	<b>% Change</b>
Population	3,818	3,733	-2.2%
Persons 65+	608	595	-2.1%
Persons / Household	2.59	2.49	-3.9%
Duluth City average Persons / Household	2.36	2.26	-4.2%

### **Business District Generalized Markets**

The Woodland Neighborhood Business District has 22 businesses with an estimated total floor space of 56,500 square feet.

#### **Primary (or significant portion of) Market is Outside Woodland, Rice Lake/Lakewood**

- AJ's Tanning: UMD / CSS female students
- Denny's Ace Hardware / Lawn & Garden: homeowner; lawn & garden is the outside draw
- Woodland Electronics: younger demographic throughout city & area
- True Color Tattoos: all ages, drawn to this specific artist from multi-state region

#### **Primary Market is Woodland, Rice Lake/Lakewood**

- Catwalk
- D&C Convenience Spur
- Falks Drug
- Farmer's Insurance
- First Chiropractic
- Judy's Soap Box Laundromat
- K/J Auto
- Miner's Piggly Wiggly
- Movies Plus
- North Shore Bank
- Truscott Spur



- Woodland Car Wash
- Woodland Family Dental Clinic
- Woodland Hair
- Woodland Liquors
- Woodland Poochie Parlor

**Mixed Market (but more local)**

- Nam Lee's Restaurant
- Sammy's Pizza

**Retail Sales Trends in Duluth and Woodland**

The following table presents information on gross retail sales by district within the city of Duluth for the period of 1993 to 2003.

**Table 1: Duluth Retail Sales: Change in Sales by District**

**Sales Made in City (less Direct, Out City and Out State)**

**Sales in Thousands of Dollars (unadjusted for inflation)**

**Source: City Sales Tax Office ~ City Treasurer / Applied Insights<sup>north</sup>**

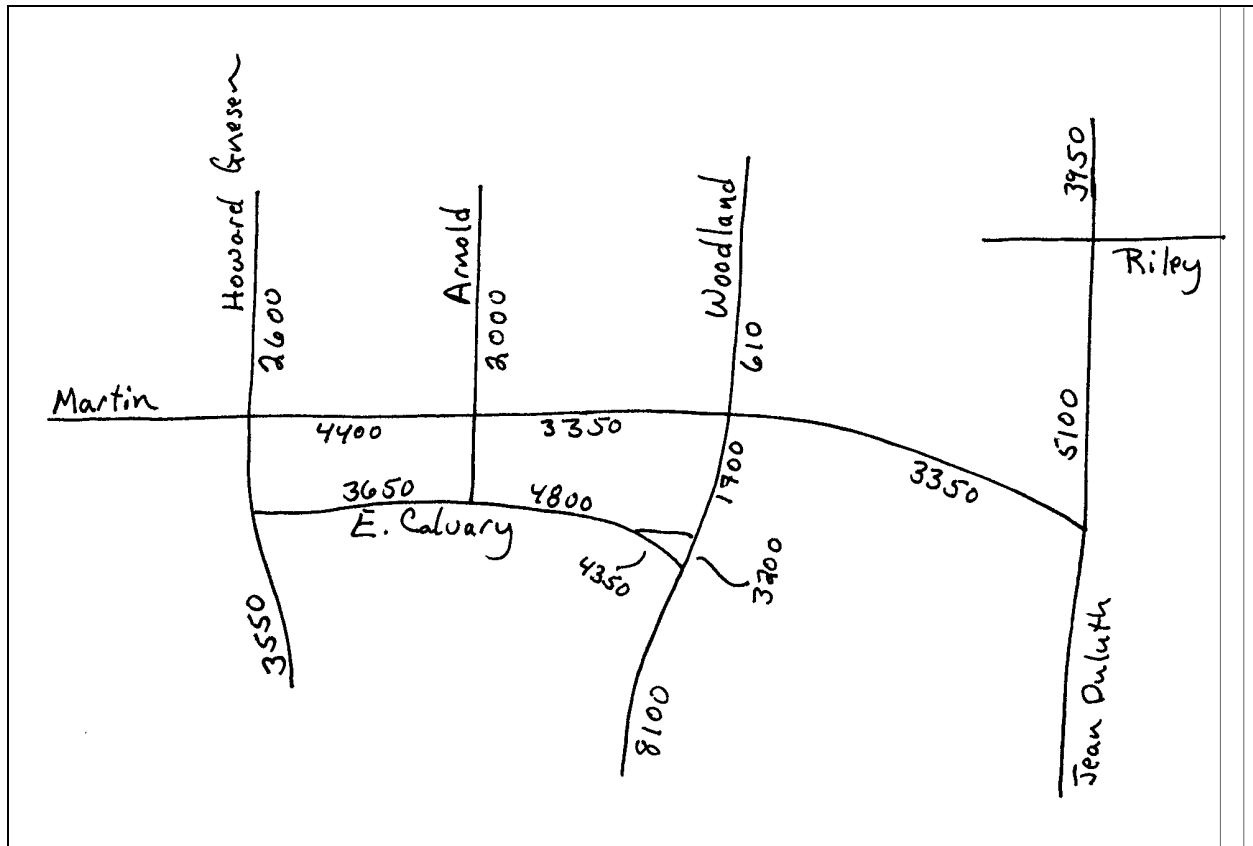
		Sales District														
		Downtown (CBD)	Plaza	Kenwood	Hunters Park	Lakeside Lester Pk	East Hillside	Duluth Heights	Miller Mall	Wood- land	Piedmont Heights	West End	West Duluth	Far West	Canal Park	City Total
<b>Sales</b>																
	2003	109,343	84,085	25,940	32,268	23,710	38,534	90,775	534,570	27,437	6,902	138,369	140,770	13,976	5,366	1,304,040
	1998	130,871	92,177	17,014	28,304	19,611	33,264	44,098	426,170	18,339	7,236	135,669	131,673	9,910	611	1,123,859
	1993	114,690	54,256	10,474	27,605	15,256	29,291	24,854	290,111	10,309	5,296	96,505	104,599	4,680	1,408	799,174
<b>Change</b>																
	1998-2003	-21,528	-8,092	8,926	3,964	4,099	5,270	46,677	108,400	9,098	-334	2,700	9,097	4,066	7,838	180,181
	1993-1998	16,181	37,921	6,540	699	4,355	3,973	19,244	136,059	8,030	1,940	39,164	27,074	5,230	18,275	324,685
<b>% Change</b>																
	1998-2003	-16.4%	-8.8%	52.5%	14.0%	20.9%	15.8%	105.8%	25.4%	49.6%	-4.6%	2.0%	6.9%	41.0%	26.5%	16.0%
	1993-1998	14.1%	69.9%	62.4%	2.5%	28.5%	13.6%	77.4%	46.9%	77.9%	36.6%	40.6%	25.9%	111.8%	162.5%	40.6%
<b>% of City</b>																
	2003	8.4%	6.4%	2.0%	2.5%	1.8%	3.0%	7.0%	41.0%	2.1%	0.5%	10.6%	10.8%	1.1%	2.9%	
	1998	11.6%	8.2%	1.5%	2.5%	1.7%	3.0%	3.9%	37.9%	1.6%	0.6%	12.1%	11.7%	0.9%	2.6%	
	1993	14.4%	6.8%	1.3%	3.5%	1.9%	3.7%	3.1%	36.3%	1.3%	0.7%	12.1%	13.1%	0.6%	1.4%	

Observations:

In past 10 years Woodland district has increased its share of total Duluth retail sales.

## Woodland Area Traffic Flow: Average Daily Trips, 2000

The following sketch presents traffic count information provided by the City of Duluth Traffic Engineering office.



### Turning Motions

A recent study evaluated peak time traffic flow and turning motions at intersections within Duluth's northern townships (Metropolitan Interstate Committee, North Township Roads Assessment, 2004). This analysis included the Woodland business district and nearby areas in Rice Lake and Lakewood townships. That study found:

- Howard Gnesen / E. Calvary: Dominant flow is from Howard Gnesen (north and southbound) turning east onto Calvary.
- Martin / Jean Duluth: Dominant flow is straight through the intersection along Jean Duluth; turns onto or from Martin are not insignificant but far less than the through traffic flow.
- Woodland / E. Calvary: Far and away the dominant flow is from East Calvary turning right (downbound) onto Woodland and turning left from Woodland (upbound) onto Calvary. Significant but substantially less traffic flows straight through on Woodland.

## **Questions / Comments Generated by Public at Meeting #1**

The public at the meeting raised the following questions and comments.

Is Rice Lake Township involved?

Why is this plan being done?

Annexation of Rice Lake Township?

Will businesses be forced out?

Concern about commercial rezoning of residential property. Would reduce property value.

Businesses concerned about if and how long they would be shut down during construction.

Area needs a facelift.

Anything that slows traffic flow and reduces volume is bad for business.

Integrate housing into business district.

Like Woodland being quaint.

Concern about rental development and its impact on home values.

Cars don't stop at stop signs; traffic lights would cause queuing problem.

Piggly Wiggly is the hub of the business district.

Rental housing would increase population density. What kind of apartments? What markets to be served?

Building expansion up or out will impact adjacent homes (sight lines, etc.).

Noise and light pollution from business district adversely impacting adjacent homes.

Parked trucks at K/J present hazard at Redwing/Woodland (line of sight problems).

Existing business district is landlocked, topography is a challenge. Consider relocating Woodland Avenue around the business area.

Who would buy the land for redevelopment?

Until something is decided there will not be major investment in existing businesses.

## **Small Group Input**

Participants, who were grouped around six tables, were asked to brainstorm ideas on three topics. The aggregated responses follow.

### **Things we like about the business district:**

- Variety of stores
- Convenience, close
- Good parking
- Center of community
- Neighborly
- Homogeneous
- Homey

- Easy walking / accessibility
- Size / small town feeling
- Good service / “first name” basis / excellent advice from staff
- Community atmosphere
- Good pizza
- Family owned
- Good variety
- Not open 24 hours
- Long time residence
- Safe area
- Offers what I'm looking for
- Ice skating rink at Cobb / neighborhood recreation field
- Upscale feeling
- No chain stores

**Things we don't like about the business district:**

- Hard to cross the street
- Tired looking / run down
- Lack of parking
- Light pollution
- Safety / lots of traffic
- Austin / Calvary intersection
- High snow banks, no place to store snow
- Traffic makes it hard to turn onto Woodland
- No hub in Woodland
- Speeding
- Poor use of space / disorganized
- Pedestrian and bicycle unfriendly
- Not maintained
- Poor traffic flow
- Redwing intersection
- Crumbling sidewalks and streets
- Appearance
- Rolling stops
- Traffic issues
- Old buildings
- Building owners not keep up leased properties

**Things we would like to change, add, or remove from the business district:**

- Turnabout

- Remove pie shaped pieces
- Family restaurant
- Good coffee shops
- Common green area
- Improve parking
- Safer walking area
- Do all the intersections
- Calvary and Woodland intersection – better lighting
- Add traffic lights
- Reduce the bright light on the bank flag
- Add breakfast / sandwich shop / good restaurant
- Add character – unique lights, etc.
- Bigger grocery store
- Variety store
- Apartment houses
- Put pharmacy next to food market
- Drive-through coffee
- Redirect traffic flow
- Add more trees and planting
- Better selection of merchandise in grocery / liquor stores

Each group then was asked to sketch out future development scenarios for the business district on maps. These are not included in this summary but the maps were retained and used by the Consultant Team.

## **Public Meeting #2**

The second public meeting was held December 14, 2004 at the Woodland Community Center. Approximately 95 people attended the session.

### **Agenda**

#### **Welcome and Introductions**

Kevin Skwira-Brown: Neighborhood District 8 Committee Co-Chair.

#### **Alternatives for Future Business District**

Consultant Team will present three concepts for redeveloping the business district.

Question & Answer session.

#### **What's the Best Option?**

Working in small groups, participants will: (1) select a basic concept they feel is best for the future of the district – can be one of the three presented or another design; (2) add / subtract details as the groups see fit.

Groups report their results to the main body.

#### **Public Meeting #3**

Tuesday, January 18, 2005 at the Woodland Community Center

Consultant Team will present recommended schematic plan.

Residents and businesses will critique the plan.

After this meeting the Consultant Team will present a revised recommended plan to City staff.

#### **Adjourn**

## **District Schematic Plan Guidelines**

The following statements provide guidance for the development of the recommended plan.

### **Assets to Retain, Enhance, Include**

- Small town feel
- Convenience
- Compactness
- Neighborhood identity
- Local ownership of businesses, promotion of “one-of” businesses, and absence of chain stores
- Ease of access for autos, pedestrians, and bicyclists
- Safety
- Attractiveness / upbeat vitality

## Principles to Guide Plan Development and Implementation

- The district is to be neighborhood<sup>1</sup> oriented in terms of primary market served but elements of the district will act as destinations that attract people from outside of the neighborhood.
- Insure that existing businesses can remain open for business during redevelopment.
- Accommodate through traffic while insuring safe access to and movement within the business district.
- Respect the adjacent residential areas in terms of defining the business district's edge and minimizing adverse impacts generated by the district.
- Allow for an increase in commercial floor space with the minimum of land conversion to commercial use.
- Public improvements are to consider initial cost and ease and cost of ongoing maintenance.
- Retain (and add to) the existing mix of neighborhood-oriented businesses within the district or within the broader primary Woodland market area.
- Make more efficient use of the land area in terms of building locations, parking, and access.

## **Design Alternatives**

The Consultant Team was required to prepare three distinctive alternative approaches for redeveloping the Woodland business district. These approaches were intended to address the issues and opportunities facing the district in a creative manner. People reviewing the options are instructed to bear the following in mind:

- People are not choosing between the plans as to which one, as presented, is the best. Not one of the alternatives is to be considered “the” plan.
- The three alternatives were based on radically different concepts so as to offer the widest variety of thinking and options to be considered.
- The recommended plan will likely contain elements from each of the three alternatives.
- The “null” option, which is the do-nothing alternative, was not presented but should be considered as a viable fourth alternative.

## **Design Alternative A**

This alternative is framed around the concept of rerouting Woodland Avenue to the east beginning at Red Wing Street and reconnecting to the existing alignment near its intersection with Allendale Avenue.

### Positive Attributes

1. Unified business district
2. Adequate commercial space with room for expansion.
3. Woodland Avenue R-O-W north of Calvary Road can be used for development (no underlying utilities).
4. Minimal business displacement / all existing businesses can stay.

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<sup>1</sup> The primary neighborhood served by the district is defined as Woodland plus adjacent areas of Rice Lake and Lakewood townships and the Hunters Park and Pleasantview areas.



5. Traffic flow is acceptable.
6. Construction sequencing for new street location looks acceptable.
7. 45,000 gsf grocery store can be accommodated.
8. Possible to keep existing grocery store open during construction of new building.
9. St. John's access is resolved.
10. Minimal land assembly issues.

#### Negative Attributes

1. Expensive new road construction.
2. Larger residential area impacted by Woodland Avenue traffic.
3. Calvary Road is extended through district and its intersection with Woodland is on a slope.
4. Contiguous development space not optimized.
5. Provides excess retail space.
6. Six homes would be acquired for street and block changes.
7. Eliminates the Cobb Playground.
8. Public action required to facilitate private action.

### **Design Alternative B**

This alternative assumes that the basic street alignments of Woodland Avenue and Calvary Road remain unchanged.

#### Positive Attributes

1. No new street construction except small portion of West Austin Street.
2. Business displacement is minimal / all existing businesses can remain.
3. Room for business expansion (existing and new).
4. Construction sequencing looks acceptable.
5. 25,000 gsf grocery store can be accommodated.
6. Grocery store can remain open during new store construction.
7. Minimal land assembly required.
8. Retains Cobb Playground for public use.
9. Minimal public action / expense required.

#### Negative Attributes

1. Five homes would be acquired for street and block changes.
2. Business space not optimized.
3. 45,000 gsf grocery store not possible.

## **Design Alternative C**

This alternative is based on the rerouting of Woodland Avenue in a large loop around the existing business district.

### **Positive Attributes**

1. Unified business district
2. Provides space to accommodate future business growth.
3. Traffic flow looks good.
4. Construction sequencing for new street location looks acceptable.
5. Minimal impact on Woodland Avenue traffic on residential area.
6. 25,000 gsf grocery store can be accommodated.
7. Possible to keep existing grocery store open during construction of new building.
8. Retains Cobb Playground for public use.

### **Negative Attributes**

1. Expensive new road construction.
2. High displacement of existing businesses.
3. "Dead" space along north section of Woodland Avenue.
4. High land assembly requirements.
5. Seven homes would be acquired for street and block changes.
6. 45,000 gsf grocery store not possible
7. Private cooperative arrangement required for use and maintenance of central parking lot.
8. Public action required to facilitate private action.

## **Questions / Comments Generated by Public**

The meeting did not follow the agenda. Because a large number of people in attendance were not at the first meeting, the Consultant Team quickly reviewed the project up to that point. After that there was a general period of questions and answers with most comments concerning the purpose of the plan, its history, and its potential impact. That was followed by a presentation of the three design alternatives and a discussion on their merits.

The following questions and concerns were raised at the meeting and through comments submitted afterwards.

### **Process**

What's the decision process on the plan? When do residents get to vote on it?

Is it possible for him to get city to pay \$15,000 for a business district plan for his business venture?

Who is driving this planning process? Why was it started?

Why wasn't every resident directly notified of this meeting?

A question was asked about assessments to homeowners, which was noted on the easel. However, the most important part of the that question is asking the city to provide an estimate to the citizens of what this will cost us before we would have to sell and move out of the city.

It was stated that 4 years ago the planning commission heard the residents wanted “a strong vital business community.” My concern is that the statement was made in earnest to support our neighborhood businesses rather than a “remodeled, relocated business community.”

### **General Plan Design**

Loss of small, quiet, “neighborhood” feel.

Commercial properties: need to have low light pollution, low noise pollution, safe traffic for pedestrians and families.

Having grocery, drug, hardware stores and banks in this area is very important to the neighborhood.

Do not jam apartments into private neighborhoods.

Address speeding heavy truck traffic on Calvary causing safety issues for pedestrians, especially children walking to school.

Include pedestrian and bicycle routes.

City and neighborhood needs more rental units; apartments are desired in area – not just for senior citizens for families and singles.

Concern about access to home if street is changed to a cul-de-sac.

Move business district to Rice Lake township area along Calvary Road.

Concern about noise, lights, and business hours (doesn't want late night or 24 hour businesses).

Favors small grocery store.

Truck deliveries important consideration; parking area needs to be adequate for square footage of retail.

Need to have a guideline for signage and look of area.

Need pedestrian access; could include roads wide enough for bike paths.

Need a grocery store.

Consider snow removal and street maintenance in design (especially of cul-de-sacs).

### **Design Alternatives**

Where is K/J Auto in plans A and C?

Use Cobb School playground for supermarket or new retail buildings. Then improve or rebuild areas of present Piggly Wiggly, craft/insurance/beauty shop area.

What about C-2 zoning? Is it needed for automotive business?

Provide a landscaped buffer between new commercial buildings (especially the proposed larger one) and residences along Allendale Avenue; use the buffer at Denny's Lawn & Garden as an example but maybe wider.

Develop more parking lot areas for businesses as shown in plan areas.

Of the three plans, combination of Plan A and Plan B with minimum major change and keeping as much residential flavor as possible.

No apartments or anything else on Allendale side of plan; instead leave houses.

Put stop sign at realigned Austin/Calvary intersection.

No second story residential on top of business. Allendale is quiet – apartments and cares will ruin it, not to mention ruin property values.

No changes (“plan D”). Let the business owners work within the existing area.

No homes to be acquired by anyone.

No zoning changes whatsoever.

No more light pollution.

Relocate Austin / Calvary intersection.

Favor some version of plan 'b'; minimal change; realign Austin Street; low elevation retail; need neighborhood grocery store.

Keep things the way they are.

Make Cobb playground available for development.

Redevelop existing business area.

Against development of Cobb playground.

Concern about apartments.

Improve the corner of Calvary Road and Woodland Avenue.

Tear down the barber shop / dog place / chiropractic etc. building which is an old timber building and make it all into one big complete square building with apartments above. Abandon Austin Street to come onto Calvary Road.

Consider 3-lane configuration on Woodland Avenue.

Can't afford to move Woodland Avenue.

Keep Cobb area free.

Concern for Plan A is that the grocery store relocates a business outside of the existing business area.

Like parking lot across from St. Johns.

Isn't Calvary area Rice Lake? Out of district? [in reference to suggestion to relocate business district]

Woodland Avenue should remain the same route.

Will any homes on east side of Allendale Avenue be removed?

Moving Woodland Avenue would be very costly.

Plan B: no new retail development facing Allendale; stay on Woodland Avenue.

Re: Plan A: It looks to me like you would be moving the proposed grocery store further away from the business district and more into the residential area. I feel that residential should stay where it is and the business area should stay where that is now.

Do not expand C-1 zone beyond existing limits.

Consider a modified version of Plan B: use all of the Miner's block for retail development but leave the bank / Denny's / Falks block alone; access to St. Johns / Woodland Hills is great; soft lighting concept for district.

Leave it alone! (2)

Don't like large parking lots.

Like parking lot at St. Johns.

Keep open space at Cobb school. Keep green space at Cobb School.

Denny's should move to Piggly Wiggly site.

You must also put Plan D: do nothing to show us that really is an option.

### **Implementation**

You want to try and keep businesses open during redevelopment but what about the roadway construction keeping people from getting to our business?

I am concerned about my taxes being raised in order to support these neighborhood businesses. Only later on not be able to sell my home for a good market price when my family grows out of our first home. I

have lived in the apartments on Redwing for 6 years and bought my home a block away because I loved the neighborhood. I really love my neighbors and you are planning to knock down their homes.

Property tax increases.

What about eminent domain?

Concern about length of time for road construction and its impact on businesses.

What are Miners' plans?

Provide assistance to building owners to remodel.

Renovation or reconstruction of buildings in current locations would be preferable.

Where will the money come from?

Would Woodland neighborhood be assessed for improvements?

Property values decreasing.

Right of eminent domain – problem – do not take homes! People have bought homes specifically in many cases to retire close to stores. They do not want to move and will they get fair and even more compensation for disrupting their homes and memories and lives – probably no!

No assessments. Many cannot afford them (fixed income).

Loss of homes and businesses.

Maple Grove, MN has a community ordinance of guidelines for businesses; Woodland ought to have similar opportunities for placing guidelines on businesses.

### **Miscellaneous**

Thank you very much.

Looking forward to keeping Woodland a safe family neighborhood.

Positive improvements for Woodland Business District.

We need to keep our businesses here and be supportive of them.

Investigate government (local, county, state, federal) low interest assistance for businesses who wish to make improvements or rebuild in our Woodland business area.

Good job with trying to keep the meeting going on positive note while a large portion of the audience came here on a negative reaction to not being notified of meeting. Future: let people who volunteered take up that role of notifying public residence (families) of Woodland area. But have them include form for positive planning suggestions for Woodland businesses and neighborhood improvement. Also any comments they feel strong on. I didn't know about meeting either but don't feel negative on it. Thanks for your information.

We have lived in our home 42 years and don't want to change any streets. We'd also hate to see our neighborhood lose homes over this.

Property values go down. Lose of view. Assessments. Increased taxes. Leave it as it is.

As a former realtor of over 25 years I see private citizens hurt financially.

Some business people may be forced to lose business. They will be hurt.

If private citizens are hurt, this plan is not valid.

Statements made that "something" has to be done to help out the Falks business for it is pumping water out of its basement 365. My concern is when I had asked the city for help for the same problem they told me they could only help the Lakeside residents. So I had to fund my own \$5,000 365 day pumping of water to keep my basement from flooding and caving.

My concern is that a statement was made by Mr. Powers that his firm was not driven by anyone else to put the Miner's store in front of Cobb school. That idea, however, was proposed at least 10 years ago.

Concern: the business community wants to see a return on their investment. If that is very true, then they already know about what this community is giving them and how they are supporting them. So they already know. I can't imagine they don't know on a daily, weekly, or monthly basis what they will be getting for support from the Woodland community. When connecting this thought with assessments and costs to the public, the businesses can't survive. Loyalty will be lost.

Show existing land use/street pattern for comparison with the recommended plan.

Concern about loss of view and reduced property value.